

Planning and Development

Development Review

Seminole County

Mission

To provide review services for land development and subdivision of land, as well as inspection services for those projects, for all land within county jurisdiction, to development applicants, so that they can accomplish physical land development within budget and on time, while meeting community standards and County requirements.

Business Strategy

Development Review is responsible for enforcing the County Land Development Code and related ordinances through a managed review process. The process assures compliance with regulations so those projects can be approved for construction permitting. The Division's Construction Inspection Team assures that projects are constructed in compliance with the approved plans. The main activities of this Division are primarily supported by the user application and permit fees for activities directly related to the developments.

Objectives

Inspect and control the construction of permitted site plan, subdivision, and right of way use projects. Monitor and review land development proposals and impact construction activities, to ensure compliance with County's Land Development Code, with regard to design standards, and to assure the proper construction of all development infrastructure.

Continue with restructuring of the Division and its processes to ensure the most efficient operation possible.

Identify and eliminate delay points in the review processes, and establish of an Express Review Team to handle projects in the final review stages.

Performance Measures

	FY 00/01 Actual	FY 01/02 Estimated	FY 02/03 Goal
New projects submitted	260	283	250
Development Review Committee meetings	132	161	130
Preliminary application meetings	171	224	170
Concurrency review applications	290	251	250
New site plan projects under submission/inspection	108/86	138/85	100/86
New subdivision projects under submission/inspection	40/20	67/34	30/20
New rights-of-way use permits under submission/inspection	30/30	26/21	45/30
Building permits reviewed	844	1040	800
Workload: Dollar value of construction projects inspected per quarter	\$7M	\$7.6M	\$7.2M

Department:		PLANNING AND DEVELOPMENT			Seminole County
Division:		DEVELOPMENT REVIEW			
Section:		FY 2002/03			
		2000/01 Actual Expenditures	2001/02 Adopted Budget	2002/03 Adopted Budget	% Change 2002/03 over 2001/02
EXPENDITURES:					
Personal Services		1,116,958	1,299,262	1,246,947	-4.0%
Operating Services		67,798	87,179	74,654	-14.4%
Capital Outlay		79,152	80,500	0	-100.0%
Debt Service		0	0	0	
Grants and Aid		0	0	0	
Reserves/Transfers		0	0	0	
Subtotal Operating		1,263,908	1,466,941	1,321,601	-9.9%
Capital Improvements		0	0	0	
TOTAL EXPENDITURES		1,263,908	1,466,941	1,321,601	-9.9%
FUNDING SOURCE(S)					
Development Review Fund		1,263,908	1,466,941	1,321,601	-9.9%
TOTAL FUNDING SOURCE(S)		1,263,908	1,466,941	1,321,601	-9.9%
Full Time Positions		25	25	23	
Part-Time Positions		0	0	0	
New Programs and Highlights For Fiscal Year 2002/03					
Reorganization: Transfer out 2 full time positions to Administration Transfer out 1 full time position to Community Resources Transfer in 1 full time position from Planning					
Capital Improvements	2002-03	2003-04	2004-05	2005-06	2006-07
Total Project Cost	0	0	0	0	0
Total Operating Impact	0	0	0	0	0